

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 14, 2009** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:30 P.M.

ATTENDANCE

Members Present: Absences:

Diane McNutt
Barbara Spector
Phil Micciche
Marico Sayoc
Joanne Talesfore

Staff Present: Bud Lortz, Director of Community Development

ITEM 1: 470 N. Santa Cruz Avenue
Conceptual Development Review CD-08-006

Requesting preliminary review of a plan to demolish an existing grocery store and construct a new grocery store with underground parking on property zoned C-1.

APN: 529-07-083.

PROPERTY OWNER: Safeway Inc.

APPLICANT: Joanne Benjamin

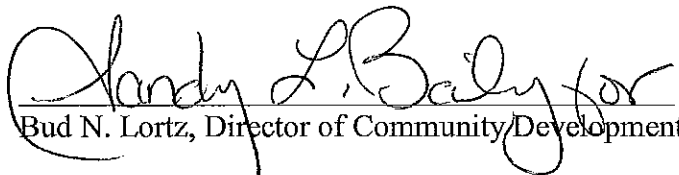
Comments:

1. Elevator capacity will need to be provided.
2. An escalator and cart mover should be considered. Additionally, consider systems that can move both a cart and a person at the same time on the same element (this is done in Europe).
3. Consider eliminating the entry/exit on N. Santa Cruz Avenue.
4. Existing site layout and building mass should be overlaid on the proposed project to illustrate differences.
5. Consider a grass/landscape berm instead of the proposed low wall on the N. Santa Cruz Avenue frontage.
6. The North, East, and South elevations should have more articulation. Material changes may be one way to break up these elevations.
7. Continued community involvement is important and any issues should be addressed.
8. The elevators need to be clean, well lit, and operational.
9. The proposed trellis elements are a good design feature.
10. The side patio area is a nice element.

11. Are the coffee, bank, and/or juice bar necessary? How much square footage would be reduced if those elements were eliminated?
12. Consider reducing the proposed square footage so that the front of the structure is farther back from N. Santa Cruz Avenue.
13. Support construction of a new grocery store.
14. There needs to be a dense landscape buffer between N. Santa Cruz Avenue and the parking lot to screen parked cars.
15. Street trees similar to those to the south of this site should be planted.
16. Circulation in general and specifically on Andrews Street will need to be addressed.
17. Impacts to the businesses to the south will need to be addressed.
18. Concerned about underground parking because it portrays a very urban experience. Examples of other grocery stores with underground parking will need to be provided.
19. Consider a reduced grocery delivery fee during construction.
20. Vagrant issue in association with the underground parking will need to be addressed.
21. The underground parking entrance ramp functionality will need to be addressed.
22. The ramp on Andrews Street and alley access functionality will need to be addressed.
23. Information regarding the proposed demolition, grading and construction will need to be provided. Additionally, this information needs to be disseminated to the public prior to and throughout construction activities.
24. Consider increasing the stall width in the underground parking garage.

ADJOURNMENT Meeting adjourned at 5:30 P.M. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, February 11, 2009.

Prepared by:


Bud N. Lortz, Director of Community Development

cc: Planning Commission Chair
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